

64I. PRAIRIE CROSSING SPECIAL DISTRICT

64I.050. The purpose of this Special District is to provide for zoning regulations that will be administrated in the Prairie Crossing Special District, as required in Section 62.900 of the Rochester Code of Ordinances (City of Rochester Zoning Ordinance and Land Development Manual). The following are the goals, objectives and special regulations of the Prairie Crossing Special District.

64I.100. BOUNDARIES OF THE LAND.

This ordinance shall apply to the following described property located within the City of Rochester, County of Olmsted, State of Minnesota:

That part of the South One Half of Section 4, Township 107 North, Range 14 West, described as follows:

Commencing at the South 1/16 corner of the Southeast Quarter of Section 4; thence South 89 degrees 27 minutes 06 seconds West 1310.02 feet to the South Quarter corner of Section 4; thence South 89 degrees 04 minutes 17 seconds West along the south line of the Southwest Quarter of Section 4, 180.00 feet; thence North 00 degrees 55 minutes 41 seconds west 150.00 feet; thence North 23 degrees 51 minutes 30 seconds West 1245.13 feet; thence North 11 degrees 29 minutes 58 seconds West, 1350.00 feet to the north line of the Southwest Quarter of Section 4; thence North 89 degrees 11 minutes 15 seconds East 1000.00 feet to the northeast corner of the Southwest Quarter of Section 4; thence North 89 degrees 11 minutes 07 seconds East 1305.66 feet to the North 1/16 corner of the Southeast Quarter of Section 4; thence South 00 degrees 06 minutes 08 seconds East 2628.18 feet to the point of beginning.

The above-described tract contains 118.55 acres, more or less, and is referred to in this Chapter as "Site."

64I.200. LEGISLATIVE INTENT AND FINDINGS. Subdivision 1. Performance Goal: Prairie Crossing provides a compelling alternative to single-use zones that offers a dramatically different and environmentally, socially, economically, and aesthetically advanced development design.

Subd. 2. This Special District is established to foster the development of a comprehensively planned, pedestrian-oriented neighborhood. This is accomplished by promoting a variety of land uses, housing types, and densities, and by requiring skillful architectural and landscape design in creating buildings and open spaces. The sites unique features – the gently rolling hills and mature oaks - will become the focus of the development with the creation of a centrally located neighborhood park. This district is

also created to avoid the negative impacts of suburban sprawl with an efficient, mixed-use land plan that minimizes traffic congestion and environmental degradation.

Subd. 3. The American Planning Association strongly supports this type of mixed-use development. After a seven-year study, the APA recently completed the Smart Growth Legislative Guidebook. This is meant to be a guide for communities in developing strategies that would foster this type of development.

Subd. 4. This Special District's design reflects the principles of noteworthy town development found in this country prior to the 1940's. These types of developments age gracefully and continue to thrive because the planning practices emphasize human interaction and a respect for nature. The principles include:

- A. Architectural harmony, including compatibility in styles, materials, colors, and building size and setbacks.
- B. Variety of housing types, density and cost.
- C. A neighborhood park, town square and other common open spaces for residents to interact and recreate, and to provide a setting for the development's architecture.
- D. A town center and civic space, which includes places to shop, work, learn, or worship.
- E. An interconnected street system, which is based on a modified grid system (for generally level terrain) or is composed of interconnecting, curvilinear streets designed to conform to the topography.
- F. Sidewalks, street trees, and substantial on-street parking provides a distinct separation between pedestrians and traffic.
- G. Streets and sidewalks that are specifically defined by buildings in a regular pattern and unbroken by parking lots.
- H. Traffic calming, including more narrow streets than suburban streets, and medians, circles and corner curb extensions along prominent streets.
- I. Lighting, which is designed for safe walking, and signage, which has a pedestrian orientation.
- J. A system of land subdivision and development which links one neighborhood to another and can logically be extended.

64I.210. ESTABLISHMENT OF PRAIRIE CROSSING SPECIAL DISTRICT.  
Subdivision 1. Pursuant to Section 62.900 of the Rochester Code of Ordinances, the Rochester Common Council hereby creates a special zoning district to be known as the Prairie Crossing Special District (“Special District”). The Special District shall be an overlay-zoning district designed to encourage the attractive and innovative development of the Site. As a part of this Special District, the property will be divided into different zoning districts (see Exhibit B). The regulations and guidelines set forth in this Special District shall prevail over the regulations of the noted underlying zoning districts.

Subd. 2. The determination of the need for the creation of this Special District is based upon the following findings:

- A. This Special District is established to foster the development of a comprehensively planned, pedestrian-oriented neighborhood. This is accomplished by promoting a variety of land uses, housing types, and densities, and by requiring skillful architectural and landscape design in creating buildings and open spaces. The Site’s unique features – the gently rolling hills and mature oaks - will become the focus of the development with the creation of a centrally located neighborhood park. This district is also created to avoid the negative impacts of suburban sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation.
- B. The American Planning Association strongly supports this type of mixed-use development. The design of Prairie Crossing reflects the principles of noteworthy town development found in this country prior to the 1940’s. These types of developments age gracefully and continue to thrive because the planning practices emphasize human interaction and a respect for nature.
- C. Prairie Crossing functions as a full-service community and reinforces a regional and citywide framework for growth and transportation.
- D. The location of Prairie Crossing fits within the City’s future growth boundary. Prairie Crossing is located along the southern edge of the City’s “Northwest Territory”, which is an area of approximately 5200 acres that was recently designated as Urban Reserve Area. This is the first development to occur in that area. Because of its location along Highway 52 and its significant size, it will have an important visual impact to visitors from the North.
- E. A mix of uses within the development creates opportunities for people to walk and interact. That combined with strong urban and landscape design creates a sense of place. The size of Prairie Crossing ensures that all destinations are all within an easy walk

and that the development functions as a mixed-use neighborhood. The size and layout of the site promotes pedestrian and bicycle traffic. All residential units are located within a 10-minute walk (2000 feet) of the retail center and transit stop.

- F. A range of housing types serves people with different income levels and housing needs while contributing to the vitality of the streetscape.
- G. Prairie Crossing respects and reinforces the existing pattern of development through connections, spatial hierarchy, and well-defined edges.
- H. Prairie Crossing provides open space to meet the recreational and emotional needs of residents and residents of nearby neighborhoods. It preserves important natural assets and reinforces the design of the development.
- I. Prairie Crossing uses landscaping to accentuate the natural and build environment, establish visual connectivity and community identity and provides environmental and public health benefits.
- J. Prairie Crossing balances the mobility, safety and other needs of pedestrian bicyclists and vehicular traffic.
- K. The quantity, location and design of parking in Prairie Crossing reinforces the pedestrian-friendly nature of the community and encourages use of alternative modes of transportation while still accommodating vehicular traffic.
- L. Building design and massing in Prairie Crossing achieves a graceful mix of uses and housing types, ensures privacy and safety and contributes to the long-term desirability of the community.
- M. Lot development standards in Prairie Crossing contribute to the development of a continuous streetscape and pedestrian atmosphere.

**64I.220. SIZE AND LOCATION**

- A. Performance Goal: Prairie crossing functions as a full-service community and reinforces a regional and citywide framework for growth and transportation.
- B. Objective: The location of Prairie Crossing fits within the City's existing and future transportation system development.

- C. The Prairie Crossing Special District is a part of a larger tract of land of approximately 200 acres. The property is divided by Highway 52. As a part of the TH 14/52 reconstruction project, a bridge is planned over the Highway at 65<sup>th</sup> Street. This bridge will link the west side of Highway 52 with the proposed 65<sup>th</sup> Street NW extension (Overland Drive NW), which will extend to 18<sup>th</sup> Avenue NW. The 65<sup>th</sup> Street bridge will include an eight-foot sidewalk, which will provide an important pedestrian linkage for the entire property.
- D. Because of future traffic in the region, the City of Rochester is currently working with a consultant and MnDOT to secure an interchange at 65<sup>th</sup> Street. The Prairie Crossing property west of Highway 52 has a greater need for the intersection because it has a higher potential for commercial uses. Therefore, the planning for the west side is being delayed until the decision on the intersection is made.
- E. Objective: The location of Prairie Crossing fits within the City's future growth boundary.
- F. Prairie Crossing is located along the southern edge of the City's "Northwest Territory", which is an area of approximately 5200 acres that was recently designated as Urban Reserve Area. This is the first development to occur in that area and because of its location along Highway 52 and its significant size, it will have an important visual impact to visitors from the North.
- G. Objective: The size of Prairie Crossing ensures that all destinations are all within an easy walk and that the development functions as a mixed-use neighborhood.
- H. The size and layout of the site promotes pedestrian and bicycle traffic. All residential units are located within a 10-minute walk (2000 feet) of the retail center and transit stop.

64I.230. **USES PERMITTED**

- A. Performance Goal: Prairie Crossing provides for the daily needs of residents and contributes to housing stock diversity.
- B. Objective: A variety of land uses provide for daily shopping, recreation, and other needs of residents.

- C. The General Development Plan is meant to serve as a guide plan for the development of the district. The General Development Plan refers to the general locations of these types of uses. Variations from the maximum residential densities, major street locations and proposed uses shall not be allowed without first amending the General Development Plan. The following uses shall be permitted:
1. Residential (single family and multi-family) Districts: Residential uses shall include a variety of lot sizes, housing types, styles and sizes.
  2. Open-Space District: The following open space uses shall be permitted: a neighborhood park, town square, recreational facilities and playgrounds, hike/bike paths and linkage to regional recreation and open space systems.
  3. Civic District: Civic/institutional uses shall be required in the block east of the town square. Development for the following civic/institutional uses will be permitted provided that such uses are a maximum of two acres.
    - (a) Library
    - (b) Post Office (not distribution center)
    - (c) Religious institution
    - (d) Fire Station
    - (e) Day Care Center/preschool
    - (f) Community Center
    - (g) Private Schools
    - (h) Other similar uses
  4. Town Center District: Permitted uses and appearance control standards shall comply with Section 62.312 for the B-1 Zoning District, unless regulated in this Special District. Any commercial uses proposed within the town center district shall be a part of an overall development plan. The following neighborhood commercial uses will be encouraged:
    - (a) Corner store or neighborhood market.

- (b) Drug store/pharmacy
    - (c) Hardware store
    - (d) Department store
    - (e) Coffee shop
    - (f) Bakery/bagel shop
    - (g) Restaurant/bar
    - (h) Video/DVD store
    - (i) Book store
    - (j) Temporary uses – art fairs, farmer’s market, etc.
  - 5. Additional uses allowed in the Town Center District shall be membership services and drinking entertainment.
  - 6. Convenience retail, restaurants, retail trade, drinking and entertainment shall be exempt from the hours of operation requirements of the B-1 Zoning District.
  - 7. The following uses will be prohibited:
    - (a) Manufactured home park
    - (b) Sales & storage lots
    - (c) Parking facility (as a principle use)
    - (d) Sand or gravel excavation
- D. Commercial/Employment District: Permitted uses and appearance control standards shall comply with Section 62.322 for the B-4 zoning district, unless regulated in this Special District.
- 1. Uses with higher employment rates such as corporate offices and multi-tenant office buildings will be encouraged as will the following:

- (a) Personal services (hair/nail salon/dry cleaners, etc.)
  - (b) Professional offices (lawyer/insurance/accountants/investment, etc.)
- 2. The following uses will be prohibited:
  - (a) Manufactured home park
  - (b) Parking facility (as a principle use)
  - (c) Sales and storage lots
  - (d) Sand and gravel excavation
  - (e) Advertising signs

64I.240. **GENERAL DEVELOPMENT STANDARDS**

A. PHYSICAL DISTRIBUTION OF LAND USES:

- 1. Performance Goal: The physical distribution of land uses in Prairie Crossing creates a pedestrian atmosphere and a sense of place.
- 2. Objective: A mix of uses within the development creates opportunities for people to walk and interact. That combined with strong urban and landscape design creates a sense of place.

B. MIX OF HOUSING TYPES.

- 1. Performance Goal: Prairie Crossing supports economic diversity and serves people with different housing needs.
- 2. Objective: A range of housing types serves people with different income levels and housing needs while contributing to the vitality of the streetscape.
- 3. Below is the possible mix of housing types in the Prairie Crossing neighborhood, as indicated on the General Development Plan:
  - (a) Neighborhood Residential District:

- (1) Detached single-family homes on large lots (13,500 S.F.)
  - (2) Single family detached homes with an alley.
  - (3) Single family detached homes with accessory apartments above garages.
  - (4) Detached townhomes.
- (b) Urban Residential District:
  - (1) Eight-unit apartment buildings with underground parking.
  - (2) Multi-unit apartment buildings with podium parking.
  - (3) Rowhouse style townhomes.
- (c) Town Center District
  - (1) Apartments above retail space.

C. DENSITY

- 1. Performance Goal: Prairie Crossing's density creates a sense of place, encourages pedestrian activity, uses infrastructure efficiently and supports future transit.
- 2. Objective: The density of this development will be high enough to support bus service.
- 3. The layout and density will justify a need for bus service to traverse the site and the location of multiple bus shelters.
- 4. Objective: Permanent preservation of land within the Prairie Crossing Special District balances the increase in density.
- 5. The neighborhood park, town square and other private wooded areas are provided throughout the development and can be easily accessed by everyone.

D. LOGICAL EXTENSION OF COMMUNITIES

1. Performance Goal: Prairie Crossing respects and reinforces the existing pattern of development through connections, spatial hierarchy, and well-defined edges.
2. Objective: Pedestrian and vehicular connections to existing and future developments will disperse traffic flow and provide route options.
3. Pedestrian and vehicular connections are provided to the existing Hidden Oaks Subdivision (to the east), the Scott property (to the north) and to Overland Drive, NW.
4. The plan also includes a potential future pedestrian overpass over Highway 52.

E. PARKS/OPEN SPACE

1. Performance Goal: Prairie Crossing provides open space to meet the recreational and emotional needs of residents and residents of nearby neighborhoods; preserve important natural assets; and reinforces the design of the development.
2. Objective: The variety of parks and open space amenities within the development serves a range of interests which suits the population of a mixed-use neighborhood.
3. The parkland dedication for Prairie Crossing is actually the combination of the nine-acre neighborhood park (located in the center of the development) and the 1.25-acre town square. The Rochester Park and Recreation Department will manage the neighborhood park and the town square.
4. The town square will be a flat, open area intended for recreational use and social interaction. Activities anticipated include art fairs, farmers' markets, flea markets, and neighborhood meetings and parties. The square will also have sidewalks and street trees around its perimeter. Neighborhood residents would access the square from the corners on sidewalks that diagonally intersect the site. These walks intersect at the neighborhood pavilion, which serves as the focal point of the Town Center. The neighborhood pavilion area would include special paving, benches and shrub and perennial beds. The square would

be privately owned and maintained by the neighborhood association, but would be publicly accessible.

F. LANDSCAPING

1. Performance Goal: Prairie Crossing uses landscaping to accentuate the natural and build environment, establish visual connectivity and community identity and provides environmental and public health benefits.
2. Objective: Landscaping accentuates the appearances and improves the function of the public realm, including streets and open spaces.
3. Street trees of a minimum of 2-1/2" cal. are required at approximate 25-foot intervals in all grass boulevard areas of public streets throughout the development.
4. Town Center District: Street trees are required along all public streets at an approximate of 25-foot intervals. These trees shall be planted in tree grates or planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".
  - (a) Over-story trees will be required along all private streets and the rear of buildings (facing parking lot) at a minimum spacing of 40-foot intervals. These trees shall be planted in open turf areas or in planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".
5. Trees and landscaping (shrubs, perennials, groundcover or turf) are required in all street median islands. Median street trees shall be a minimum of 2-1/2" cal. spaced approximately 25 feet on center or ornamental tree species that shall be a minimum of 1-3/4" cal. Spaced approximately 15 feet on center.
6. Objective: Landscaping accentuates and reinforces the built environment.
7. Plantings in immediate proximity to buildings in front, side and rear yards shall respect architectural features and lines.
8. Objective: Landscaping provides visual connection and community identity.

9. Landscaping should be used both to soften the “hardness” of the urban area for the pedestrian and make the pedestrian feel more comfortable by providing shade, reducing glare and helping to form public space, “outdoor rooms” and street corridor edges. Such formality of landscaping adds dignity to the Prairie Crossing neighborhood.
10. Objective: Landscaping improves the quality of the natural environment.
11. Islands and other landscaping alternatives shall be incorporated into parking areas to add visual interest. The use of islands and perimeter planting beds designed and landscaped to serve as rain gardens/ bioretention facilities are encouraged.
12. Rain gardens are encouraged to be incorporated into the landscaping for all common landscape areas within the multi-family, townhome, residential and business districts. The principals of rain gardens are also encouraged to be incorporated into the landscape of all private homeowners.
13. Objective: Landscaping reduces visual blight and noise.
14. Dumpsters amongst multiple commercial tenants and multiple residential units will be required to be grouped into common refuse and recycling areas.
15. These facilities for refuse disposal and recycling shall be enclosed by solid fence or walls, and landscaping shall be installed around the perimeter. Utility boxes and water backflow prevention devices shall be located so they are visually unobtrusive and screened with landscaping as allowed.

G. DETAILED LANDSCAPE PLANS

1. Detailed landscape plans will be required and shall be submitted concurrent with the site development review process as provided by the City of Rochester Zoning Ordinance and Land Development Manual. The landscape plan should be based upon the site plan. It should be produced on a separate sheet from that containing specific grading, drainage, and utility plan.

2. The owner/developer shall agree to maintain all items on the approved landscape plan and that he will replace and/or correct any deficiencies or defaults that might occur for a minimum period of at least two complete growing seasons subsequent to completion of the landscape installation.
3. Detailed landscape plans shall include the following information:
  - (a) General:
    - (1) Name and address of owner/developer.
    - (2) Name and address of architect/designer.
    - (3) Date of plan preparation.
    - (4) Dates and description of all revisions.
    - (5) Name of project or development.
    - (6) Scale of plan (engineering scale only) at no smaller than 1 inch equals 40 feet.
    - (7) North point indication.
  - (b) Landscape Data:
    - (1) Planting schedule (table) containing:
      - (aa) Symbols
      - (bb) Quantities
      - (cc) Common Names
      - (dd) Botanical Names
      - (ee) Sizes of plant material at time of planting
      - (ff) Root specification (b.r., B&B, potted, etc.)
      - (gg) Special planting instructions
    - (2) Existing trees and shrubbery, locations, common names and approximate size.

- (3) Planting detail (show all species to scale at normal mature crown diameter, or spread for local hardiness zone).
    - (4) Typical sections in detail of fences, retaining walls, planted boxes, tot lots, picnic areas, berms, and other similar features.
    - (5) Typical sections of landscape islands and planter beds with identification of materials used.
    - (6) Details of planting beds and foundation plantings.
    - (7) Note indicating how disturbed soil areas will be restored through the use of sodding, seeding, or other techniques.
    - (8) Delineation of both sodded and seeded areas with total areas provided in square feet, and slope information.
    - (9) Coverage plan for underground irrigation systems, if any.
    - (10) Statement or symbols to describe exterior lighting plan concept.
  - (c) Special Conditions: Where landscape or man-made materials are used to provide required screening from adjacent and neighboring properties, a cross-section shall be provided through the site and adjacent properties to show property evaluation, existing buildings and screening in scale.
4. Minimum Number of Trees: The minimum number of major, or overstory trees on any given site shall be as indicated below. These are the minimum substantial plantings in addition to other under-story trees, shrubs, flowers, and ground cover deemed necessary by the Architectural Review Committee in order to provide for a complete quality landscape treatment of the site. Credit may be given for existing trees and shrubbery providing that balanced

coverage is obtained. Required street trees and parking lot island trees may count towards this requirement.

- (a) Employment/Commercial District and Town Center District: A minimum of one tree per 1,500 square feet of gross building floor area, or one tree per 75 lineal feet of site perimeter. Required street trees and parking lot island trees may count towards this requirement.
- (b) Urban Residential Districts: A minimum of one tree per dwelling unit, a minimum of 15 percent of the required minimum number of trees for multiple dwelling residential developments shall be deciduous trees, at least 2.5 inches in diameter as measured six inches above the ground.

5. Minimum Size of Plantings:

- (a) Trees shall be of the following minimum planting size:
  - (1) Deciduous trees – 2.5 inches in diameter as measured six inches above the ground.
  - (2) Coniferous trees – six feet in height.
- (b) Evergreen shrubs used for screening purposes, including those used for berming, shall be at least 24 inches in height.

6. Species:

- (a) All trees used in site development shall be indigenous to the appropriate hardiness zone, and blend in well with the physical characteristics of the site.
- (b) The compliment of trees fulfilling the requirements of the policy, in other than multiple dwelling residential, shall not be less than 25 percent deciduous, or 25 percent coniferous.

7. Sodding and Ground Cover: All areas that are not otherwise improved in accordance with approved site plans

shall be sodded. Exceptions to this criterion may be allowed by the Architectural Review Committee as follows:

- (a) Seeding of future expansion areas as shown on approved plans.
- (b) Undisturbed areas containing existing viable natural vegetation which can be maintained free of foreign and noxious plant materials.
- (c) Areas designated as open space or future expansion area properly planted and maintained.
- (d) Use of mulch materials, such as bark and wood chips in support of shrubs and foundation plantings.

8. Slopes and Berm:

- (a) Final slopes steeper than 2:1 shall not be permitted, unless otherwise approved by the Architectural Review Committee, and with special treatment such as terracing or retaining walls.

9. Parking Lot Landscaping:

- (a) Parking areas containing more than 15 spaces and containing more than two contiguous or parallel rows of parking shall have internal landscaping within the parking area equal to at least five percent of paved area of the lot (including drive aisles plus driveways).
- (b) Paved areas do not include sidewalks, patios or other paved areas not associated with vehicle parking or circulation. Paved areas must be distributed throughout the parking areas. They must have a minimum width of at least eight feet and be at least 100 square feet in area.
- (c) Each 100 square feet of required landscape area must contain at least one canopy tree or two understory trees (minimum size for canopy trees in 2-1/2" cal. and minimum size for understory tree is 1-3/4" cal.). The landscape islands shall not be used

snow storage and any plantings must be maintained in a healthy condition and appearance. These areas may contain external lighting standard lighting fixtures.

10. Parking Lot Screening:

- (a) All parking areas containing more than six spaces must be screened with a hedgerow, or a 36" high berm, or a low wall (42" minimum height). These landscaped areas must be a minimum of 6'-0" wide. Hedgerows shall be planted at a maximum of 4'-0" on center and shall reach a minimum height of 36" and a maximum height of 6'-0".
- (b) Parking lots for apartments/multi-family units will not be required to be screened with a hedgerow. Informal groupings of trees and shrubs will be encouraged to draw attention away from the planting area.
- (c) Parking lots that abut Highway 52 will not be required to be screened with a hedgerow. Informal groupings of trees and shrubs are preferred.

11. Landscape Screening: Screening to prevent glare of headlights to motorists on public streets shall need to be considered, especially the area of the potential future northbound ramp to Highway 52.

H. ACCESS AND CIRCULATION

- 1. Performance Goal: Prairie Crossing balances the mobility, safety and other needs of pedestrian, bicyclists and vehicular traffic.
- 2. Objective: Pedestrian walkways, bicycle lanes and other amenities enhance the possibility and desirability of walking and bicycling.
- 3. Pedestrian ways shall be continuous, direct and convenient with grade separation where necessary. They shall also be secure, well-lighted and have good visibility. All sidewalks shall be 5'-0" in width (except for town center district) when located with the right-of-way. Town Center District sidewalks

at least ten feet in width (including planting areas) shall be provided the entire length of property fronting the right of way.

4. On-street parking shall be provided whenever feasible, which provides a buffer for pedestrians and convenient short-term parking.
5. In the Town Center District and the Commercial/Employment Districts, all buildings shall include an area for parking bicycles. This area may be a designated parking space within the parking lot near the building or an area outside the parking lot adjacent to the building. The bike parking area must include a bike rack. The amount of the bike parking required will be one space for every 20 vehicular spaces provided.
6. Objective: A streetscape interesting to pedestrians encourages more people to walk.
7. Buildings shall be placed close to the street or pedestrian access ways with primary access directed toward the street or pedestrian access with a variation in setback determined by type of access.
8. Building facades shall be articulated and contain detail to provide visual interest. Building mass will be broken up by using design detail, landscaping and public spaces.
9. In the Town Center District:
  - (a) Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances are not impaired.
  - (b) Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade. A revocable permit will be required by the City whenever a canopy or awning extends into the public right-of-way (see Figure D).
  - (c) Buildings shall be oriented to face the street with entrances and display windows at the street level.

10. Objective: The development design encourages people to walk by contributing to an atmosphere of personal safety.
11. Closer front yard setbacks encourage informal surveillance of the public space from within the dwellings.
12. Objective: Interconnected streets encourage people to walk by providing a variety of route options. All streets and alleys shall terminate at other streets within the neighborhood and connect to existing and projected through streets outside the development.
13. Objective: Street design meets the multi-faceted needs of drivers, pedestrians and bicyclists.
14. Below is a summary of street layouts for the Prairie Crossing development (as indicated on Exhibits C & D, Prairie Crossing Special District) that deviate from the City of Rochester's standards. All roads are two-way traffic.
  - "A" – 51' ROW, Parking One-Side – 28' Road (face to face typical)
  - "B" – 49' ROW, Parking One-Side – 26' Road
  - "C" – 43' ROW, Parking & Walk One-Side – 26' Road
  - "D" – 53' ROW – Parking One Side – 30' Road
  - "E" – 66' ROW, Divided Median, Parking One Side, 17' – 6' Road (one way)
  - "F" – 82' ROW, Angle Parking both Sides – 24' Road
  - "G" – 74' ROW, Divided Median Parking One Side – 20' Road (one way)
  - "H" – 64' ROW, Bike Lane & Parking – Sides 40' Road
15. Objective: Alleys provide opportunities to parking in the rear of houses (as identified on the General Development Plan)

and contribute to the overall permeability of the road network.

## I. PARKING

1. Performance Goal: The quantity, location and design of parking in Prairie Crossing reinforces the pedestrian-friendly nature of the community and encourages use of alternative modes of transportation while still accommodating vehicular traffic.
2. Objective: The quantity of parking spaces is sufficient to support demand but reflects opportunities for reducing automobile trips due to development design and/or availability of alternative modes of transportation and opportunities for shared parking.
3. Parking requirements for the Town Center District, (mixed-use-retail and office) and office buildings in the Commercial/Employment District shall be three spaces per 1000 square foot of gross leasable area. All other retail uses in the Commercial/Employment District shall follow the parking requirements of the B-4 Zoning District, business center. The use of reciprocal parking agreements and shared parking will be required.
4. Maximum number of parking spaces: Parking lots shall not provide for more than 10% over the required amount.
5. In commercial or office uses, which have shop fronts adjacent to sidewalks and streets, on-street parking directly in front of the lot shall count toward fulfilling the parking requirement.
6. Residential Districts: On-street parking shall count toward the “spill-over” parking requirement.
7. Objective: The location and design of parking lots reinforces the pedestrian environment.
8. Except for short-term convenience parking, all parking shall be oriented to the rear of buildings, below grade or podium style (partially below grade).
9. Objective: Parking access drives shall be sized appropriately with regard to the amount of traffic. Refer to

parking standards in the Rochester Land Development and Zoning Manual for drive aisle/parking standards. Minimum standards shall not be exceeded within the district.

10. All parking areas shall be set back a minimum of 6'-0" from the right-of-way and shall be landscaped as specified in this ordinance.

64I.250. **ARCHITECTURAL STANDARDS**

- A. Performance Goal: Building design and massing in Prairie Crossing achieves a graceful mix of uses and housing types, ensures privacy and safety and contributes to the long-term desirability of the community.

1. Architectural compatibility.

- (a) All Districts:

- (1) A building must incorporate architectural styles, building materials and colors used in surrounding buildings.
    - (2) Except for the Neighborhood Residential District, a building greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines or similar architectural detailing.

- (b) Town Center District:

- (1) Site appearance standards shall follow the guidelines of this Chapter. The B-1 General Zoning District Standards, Sec. 63.311 shall apply if not noted in this Chapter.
    - (2) Attached buildings within the same block must vary the cornice lines of the buildings of the same height (see Figure A).

- (c) Commercial/Employment District:

- (1) Site appearance standards shall follow the guidelines of this Special District. The B-4 General District Standards, Section 62.231 shall apply, if not noted in this Chapter.

(2) Maximum permitted building height: 60 feet.

(d) Residential Districts:

(1) Attached residential buildings (multi-family, townhomes) within the same block must maintain consistent cornice lines in buildings of the same height.

2. Human Scale Design.

(a) All Districts:

(1) Doorways, windows and other openings in the façade of a building should be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.

(2) A building shall avoid long, monotonous-uninterrupted walls or roof planes. The façade of a building should be divided into distinct modules, no longer than 100 feet. (Refer to Figure A and B.)

(b) Town Center District:

(1) The rear or back of all commercial buildings (facing the parking lot) must have a pedestrian quality. The building facade shall contain windows, doors, signage, awnings, and other architectural treatments similar to the front. A minimum of 15% of the rear façade on ground floor shall be clear or lightly tinted glass, doors or other treatments.

3. Integration of uses.

(a) Residential Districts:

(1) The finished floor elevation of all townhomes and multi-family units shall be a minimum 18" above sidewalk elevation to insure privacy for the occupants of the dwelling.

4. Encouragement of pedestrian activity, and placement of mechanical equipment and refuse containers in Town Center District:
  - (a) A parking lot must be located to the rear or side of the structure. If located at the side of the structure, the parking must be screened through the use of solid street walls or landscaping, in compliance with this Chapter. Street walls should not exceed 42 inches in height.
  - (b) Awnings, covered walkways, open colonnades, or similar weather protection must be provided by 50% of the commercial uses or tenants that front the right-of-way.
  - (c) A commercial use must provide a minimum 50% of the front façade on the ground floor as clear or lightly tinted windows, doors, or other treatments sufficiently transparent to provide views into the interior of the building (see Figure C).
  - (d) If a single tenant has more than 6000 square feet of retail space, then a second door is required along the front facade.
  - (e) Locate mechanical equipment and service areas out of public view.
    - (1) Loading/service areas including refuse/recycling enclosures should be located out of public view when ever feasible and must not front onto a primary shopping street.
    - (2) Electrical and communication transformers/cabinets located in the City right-of-way must be installed below grade in the right-of-way or located on-site and screened from public view.
    - (3) Backflow prevention/anti-siphon valves must be integrated into the building design and concealed from public view. Such devices may not be located within the right-of-way on primary pedestrian streets.

- (4) All other mechanical equipment must be located behind or on top of the building and screened from public view with parapet walls, landscaping, etc.
- 5. Horizontal or flat roof forms should predominate.
  - (a) Consider the screening of roof material mechanical equipment when designing the roofline.
- 6. Neighborhood/Residential District:
  - (a) A residential structure with a front setback of 12 feet must provide a front porch or stoop on the front façade of the structure. Minimum depth of a porch is four feet.
  - (b) Rear access is required where alleys exist. If driveway access is provided from the street, side-loaded garages are encouraged. The garage may not face the street, unless it is located a minimum of eight feet behind the front façade of the principle structure.
- 7. Buildings that relate to and are oriented toward the street and surrounding buildings.
  - (a) All Districts:
    - (1) The structure must be located at the required setback line.
  - (b) All Districts except Employment/Commercial:
    - (1) The main entrance of a structure must face the street and be clearly articulated through the use of architectural detailing.
    - (2) Windows and doors on the front façade of a building should create lines of sight between the building and the street.
- 8. Residential scale buildings in the residential district.
  - (a) Residential District:

- (1) The height and massing of a building are not more than twice the height and massing of structures adjacent to or across the street.
- 9. Buildings that contain special architectural features to signify entrances to the town center area and important street intersections.
  - (a) Town Center District:
    - (1) A building at the entrance to the town center area or an intersection of a main street or other significant intersection should use special architectural features to emphasize the importance of the location.  
Special architectural features include corner towers, cupolas, clock towers, spires, balconies, colonnades, or other similar architectural features.
- 10. Town Center area buildings that focus activity on the Town Square.
  - (a) Town Center District and Neighborhood Residential District:
    - (1) Structures that are located on, or adjacent to, the Town Square shall be a minimum of two stories.
- 11. Exterior finish materials:
  - (a) Buildings should emphasize durable, attractive, and well-detailed finish materials, including:
    - (1) Brick (especially appropriate).
    - (2) Concrete (if it features architecturally treated texture or color, other refined detailing, and/or complementary materials).
    - (3) Cast stone, natural stone, tile.
    - (4) Stucco and stucco-like panels. If they feature an even surface and properly trimmed joints and edging around doors and windows.

Heavily textured finished with obvious trowel marks are not generally appropriate. Stucco should be avoided in areas that are susceptible to vandalism and graffiti. Stucco and stucco-like panels must be detailed and finished to avoid water staining and envelope failure. Overhangs and protective trim are encouraged to increase weather resistance.

- (5) Art tile or other decorative wall details.
- (6) Wood, especially appropriate for residential structures.
- (b) The materials listed below are discouraged and should only be used if they complement the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character.
  - (1) Masonry units. If concrete blocks (concrete, masonry units or "cinder blocks") are used for walls that are visible from a public street or park, then the concrete or concrete block construction should be architecturally treated in one or more of the following ways:
    - (aa) Use of textured blocks with surfaces such as split face or grooved.
    - (bb) Use of colored mortar.
    - (cc) Use of other masonry types, such as brick, glass block, or tile, in conjunction with concrete blocks.
    - (dd) Treated to avoid the gray "weeping" effect of wet concrete masonry.
    - (ee) Provided with substantial wood or metal trellis and maintained vine planting such as engleman ivy or other non-pest vine.
  - (2) Metal siding. If metal siding is used as a siding material over more than 25% of a building's façade, the metal siding should have

a matted finish in a neutral or earth tone, such as a buff, gray, beige, tan, cream, white, or a dulled color such as barn red, blue-gray, burgundy, or other. If metal siding is used over 25% of the building façade, then the building design should include visible window and door trim painted or finished in a complimentary color and corner and edge trim that covers exposed edges of the sheet metal panels.

- (3) Wood siding and shingles except on upper stories or on smaller-scale residential projects.
  - (4) Vinyl siding.
  - (5) Sprayed-on finish with large aggregate.
  - (6) Mirrored glass. This is especially inappropriate when glare could be a potential problem.
  - (c) Where anodized metal is used for window and door trim, then care should be given to the proportion and break-up of glazing to reinforce the building concept and proportions.
  - (d) Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.
  - (e) Awnings made of translucent materials may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.
  - (f) Light standards should be compatible with other site design and building elements.
- B. Performance Goal: The Prairie Crossing Architectural Review Committee will be required to review all building application material, drawings, and specifications for any building activity in the Special District. They will ensure that the intent of the goals and objections of this Special District will be met.
- C. Signs and Lighting

1. Performance Goal: To protect the visual character of design building with careful consideration for the incorporation of signage and lighting of Prairie Crossing.
2. Objective: Signs should add interest to the street level environment. They can only unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets. The following sign types are encouraged:
  - (a) Pedestrian-oriented blade and window signs.
  - (b) Marquee signs and signs on over-head weather protection.
  - (c) Appropriately sized neon signs.
3. Town Center District and Commercial/Employment Districts:
  - (a) All signs shall comply with the Section 62-300, B-1 site appearance standards and Section 63.220 (sign type B) with the following exceptions:
    - (1) Free standing sign – maximum height 15 feet.
    - (2) Projecting sign – maximum area – 20 square feet maximum height – 12 square feet
    - (3) Graphics sign – maximum area of 10% of wall.
    - (4) Auxiliary sign – maximum height – 6 feet.
    - (5) Advertising signs (billboards) will be prohibited.
4. Objective: Exterior site lighting should be used to accentuate the building design and the overall ambiance of Prairie Crossing
  - (a) Highlight architectural details and features with lighting integrated into the building design.

- (b) Façade lighting should provide for a sense of vibrancy and safety without resulting in excessive light and glare.
  - (c) The innovative use of lighting is encouraged.
  - (d) Energy conservation and efficiency should also be considered.
  - (e) All exterior lighting shall comply with the standards for exterior lighting in a B-1 Zoning District per Section 63.210, unless otherwise noted in this Chapter.
- 5. The use of pedestrian scale ornamental street lighting is encouraged in the Town Center District.
  - 6. “Dark Sky” lighting fixtures should be encouraged in the public streets and parking lots. Lights will be required to have sharp cutoff style fixtures.

**64I.260 LOT DEVELOPMENT STANDARDS**

- A. Performance Goal: Lot development standards in Prairie Crossing contribute to the development of a continuous streetscape and pedestrian atmosphere.
  - 1. Objective: Front, side, and rear setbacks in residential and commercial areas create an inviting, diverse, and safe pedestrian atmosphere.
  - 2. As required in this Chapter, the following is a summary of the variations from lot setback standards.
    - (a) The variations from setback standards in Sections 62.222, K-1 Site Appearance Standards are requested to allow for the layout of the Prairie Crossing neighborhood. The layout includes a centrally located neighborhood park, which is within easy walking distance of all residents. The Prairie Crossing layout also includes a diversity of lot sizes, orientations, and housing styles with the intent of creating a “diverse village scale” residential development. Setbacks closer to the street will also make it easier for the garage to be less prominent. Garages can be less obtrusive when rear or side loaded off an alley. A closer front yard setback would

allow for the creation of a larger outdoor living space or a “courtyard” in rear yard. Closer front yard setbacks also create an opportunity to preserve existing vegetation in this layout. Porches, shared driveways and “Hollywood” drives are also encouraged and will benefit from the setback variations.

- (b) The setback variations also allows for the layout of a compact and mixed-density development, thus providing housing for more diverse family structures. This type of development is encouraged by the Rochester Land Use principles and policies and the 21<sup>st</sup> Century Partnership Neighborhood Task Force.

B. Summary of Variations from City Setback Standards:

1. Neighborhood Resident District:

(a) Single-Family Detached Units:

- (1) Front yard setbacks shall be 12'-0". Minimum garage setback (when facing the street and side loaded) shall be 20'-0". Homes shall be built to the front yard setback, for some percentage of the length, as determined by the Architectural Review Committee, or the entire length, except where building to that setback will damage significant vegetation as determined by the Architectural Review Committee. Covered porches and garage sidewalls shall be counted in percentage when building to the front yard setbacks.
- (2) Side street yard setback shall be 12'-0".
- (3) Minimum side yard setback is 4'-0" with the sum of side yards remain 16'-0".
- (4) Rear yard setback remains 25'-0".
- (5) The only exemption from the front and rear setback standards would be eaves and other items as allowed by the Zoning Ordinance and Land Development Manual.

- (6) When accessory apartments are located above the garage, the following setbacks shall apply: One addition parking space must be provided accessible from the alley. It must be a paved surface and 4'-0" minimum setback from the side lot line. The location of accessory apartments is limited to the lots as shown on the General Development Plan.

(b) Detached Townhome Units:

- (1) Front yard setbacks shall be 12'-0". Minimum garage setback (when facing the street and side loaded) shall be 20'- 0". Homes shall be built to the front yard setback, for some percentage of the length, as determined by the Architectural Review Committee, or the entire length, except where building to that setback will damage significant vegetation as determined by the Architectural Review Committee.
- (2) Minimum side yard setback is 4'-0" with the sum of side of 12'-0".
- (3) Side street yard setback shall be 12'-0".
- (4) Rear yard setback remains 25'-0".

2. Urban Residential District.

(a) Rowhouse Townhome Units.

- (1) Front yard setbacks shall be 12'-0". A minimum of 50% of the building front shall be at the setback line.
- (2) Private patios, enclosed with fence/columns are allowed in the front yard setback. All patio fences must be setback a minimum 3'-0" from the right-of-way.
- (3) Side street yard setback shall be 12'-0".

- (4) Rear yard setback remains 25'-0".
- (b) Multi-Family Units:
  - (1) Front yard setback shall be 12'-0". Steps, eaves, decks, and fences/hedges for courtyard are permitted to encroach with the setback.
  - (2) Minimum street side yard setbacks is 25'-0" from the right-of-way to allow for vehicular access to podium parking.
  - (3) Interior side yard setbacks is 12'-0".
  - (4) Rear yard setbacks is 25'-0".
- 3. Civic District.
  - (a) Front yard setback shall be 12'-0".
  - (b) Side street setback shall be 12'-0".
  - (c) A minimum of 50% of the building frontage shall be at the 12'-0" setback line.
  - (d) Interior side yard setback is 12'-0".
  - (e) Rear yard setback shall be 25'-0".
  - (f) Garages and loading areas must be setback a minimum of 20' 0".
- 4. Town Center District.
  - (a) Front and side yard, street yard setbacks a minimum of 50% of the building front shall have a zero foot setback.
  - (b) Other portions of the building front may be setback to provide a plaza or yard.
- 5. Commercial/Employment District.

- (a) Front yard setback shall be 12'-0". A minimum of 50% of the building frontage shall be at the setback line.

**64I.270. UNDERLYING DEVELOPMENT STANDARDS**

- 1. Except where otherwise specified , standards for the development of this district will be based on the following:
  - (a) Neighborhood Residential District – Section 62.220 R-1 mixed single-family district.
  - (b) Urban Residential District – Section 62.240 R-3 medium density residential district.
    - (1) The recreation space requirements shall be waived in the urban residential district due to the pedestrian connections and close proximity to the neighborhood park and preserved open space areas.
  - (c) Town Center District and Civic District – Section 62.300 B-1 Restricted Commercial District. The use of temporary storage containers is prohibited.
  - (d) Commercial/Employment District – Section 62.320 B-4 General Commercial District. (Except exterior storage regulations shall follow B-1 standards.) The use of temporary storage containers is prohibited.

**64I.300. BOUNDARIES**

The regulations established herein shall apply to the land described in Section 64I.100 and shall be designated "SD-I" on the zoning map.

**64I.400 EXHIBITS**

The following documents shall be submitted with the Special District application and included as exhibits of this Ordinance:

- A. Prairie Crossing General Development Plan, Exhibit A.
- B. Prairie Crossing Land Use Plan, Exhibit B.
- C. Roadway Standards Exhibit C.

D. Roadway Sections, Exhibit D.

E. Single family, townhomes, multi-family and Town Center buildings, Exhibit E.

64I.500      GENERAL DEVELOPMENT PLAN AND GUIDE FOR  
DEVELOPMENT

The Prairie Crossing General Development Plan, following Special District approval and a rezoning of the area to Special District, together with the attached Exhibits A, B, C, & D are, in combination, recognized as the guide for the development of the Special District.

64I.600      EFFECTS OF REGULATIONS

The General Development Plan and Final Plats together with the conditions and restrictions imposed, if any, shall govern the use and development of the land.

64I.700      EXTENSION OF SPECIAL DISTRICT

This property is divided by TH 14/52. The Special District may be extended by amendment to include the property on the west side of TH 14/52 and other contiguous areas. An amendment to the Special District may be initiated by the owner of contiguous undeveloped property or by the City of Rochester. The amendment must support the intent of this Special District. A petition to extend said district shall be accompanied by a General Development Plan application and additional submittals consistent with this Chapter.

64H. 800      DEVELOPMENT PROCEDURES

Subdivision 1. Except as herein described, development procedures for property within the Special District shall be consistent with the requirements of the Rochester Code of Ordinances. Additional plans and information shall be submitted, as necessary, for development within the Special District, as outlined below. If determined necessary by the Zoning Administrator, additional plans or information necessary to development approvals shall also be submitted.

Subd. 2. General Development Plan. A General Development Plan application shall include plans and information consistent with the Rochester Code of Ordinances. It shall also include:

- A. Submission of "Prairie Crossing Special District Ordinance.
- B. Submission of documents, which outlines variations from roadway standards, with the intent of creating village-scale mixed-use

development,  
“built-in” traffic calming; and multiple access routes on connected streets.

- C. Submission of document, which outlines concept neighborhood parks, Town Square, wooded areas, and trails.
- D. Submission of documents including examples of concept plans of single-family, townhomes, multi-family and Town Center building types, demonstrating home types specific to Prairie Crossing Special District above.

Subd. 3. Final Plat Application. Final plat applications within the Special District shall include plans and information consistent with the requirements of the Rochester Code of Ordinances and shall be submitted at least three weeks prior to the City Council meeting at which they will be considered. The following additional materials shall be submitted with the final plat application:

- A. Submission of documents identifying conceptual landscape plantings for Community spaces; trail areas; and street and street right-of-ways.
- B. Submission of residential, commercial and mixed-use building prototypes.
- C. Document(s) establishing and regulating the Architectural Review Committee (ARC). Said document(s) shall identify the membership mix and responsibilities which shall include 1) review and approve the final placement, and size of buildings on lots 2) determine that the buildings, placement and size comply with the Special District’s intent resulting on good site interrelationships. These documents must be recorded prior to or concurrent with the first plat within Prairie Crossing. Prior to the first application of a building permit, the names of the members of the area Architectural Review Committee must be submitted to the Planning Department.
- D. Documents providing for the long term ownership, maintenance and care of any common lands, open spaces, and/or private infrastructure that will not be publicly owned.
- E. Additional information requested by the Zoning Administrator in order to gain sufficient information to judge the nature and propriety of the proposal.

Subd. 4. Zoning Certificate and Building Permit. Applications for building permits and zoning certificates within the Special District shall include submission of a

Prairie Crossing Architectural Review Committee document. This document must verify a review of siting and plans for compliance with this Special District's intent, as outlined in the covenants submitted with the final plat.

64H.900      RESCINDING APPROVAL.

After six years from the date of approval of the Special District, the Council may, following a public hearing, rescind approval of this Special District upon finding that no progress has been made in the construction of the development.

Section 2.      Section 60.327 of the Rochester Code of Ordinance is amended and reenacted to read as follows:

60.327      **SD SPECIAL DISTRICTS:** Existing Special Districts approved by Ordinance numbers 3443, 3404, 2726, 2516, 2247, 3385, and 3468 are recognized as separate zoning districts and the plans and procedures established for each Special District will continue in force. When a Special District Ordinance does not specify the procedure or criteria to amend an approved site development plan, the proposed amendment will be reviewed under Section 64.148. When a Special District Ordinance requires a two-phase review, the development will be reviewed under Section 61.146 and either Section 62.708 (1) (for preliminary plans) or Section 62.708 (2) (for final plans).

(3468, 6/3/02)